

# The Boulevard

CANTON, CARDIFF, CF11 8FF

GUIDE PRICE £210,000

Hern &  
Crabtree



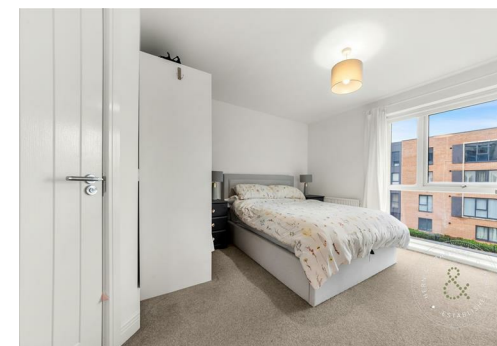
# The Boulevard

No Chain. A stylish, second-floor apartment offering two double bedrooms, a dual-aspect, an outside balcony, and an allocated parking space, situated within the highly convenient The Mill development in Canton. This property is sure to appeal to first-time buyers and investors alike.

Ready for immediate occupation, the apartment features modern open-plan living throughout. The accommodation briefly comprises: a communal entrance with lift access to the second floor, welcoming hallway, open-plan lounge/kitchen/diner with access to the balcony, two double bedrooms including a master with en-suite, and a contemporary bathroom. The property further benefits from an allocated parking space.

Mayfield House is positioned at the end of The Boulevard and is within walking distance of the ever-popular Ysgol Treganna. Perfectly placed for easy access to Canton, Pontcanna, and Victoria Park, the area offers an excellent selection of independent shops, cafés, and eateries.

Early viewing is highly recommended – be quick and book early.



# 706.00 sq ft

## Communal Entrance

Entered via a communal door with stairs and lift to upper floors. This apartment is situated on the second floor.

## Hall

Entered via wood front door, security entry phone, radiator, storage cupboard, wood laminate flooring.

## Living Room/Kitchen

Double glazed floor to ceiling window to the side and to the front, fitted with wall and base units with worktop over, one and a half bowl stainless steel sink and drainer, a four ring electric hob with integrated oven and grill, integrated fridge and freezer, integrated washing machine and a dishwasher, radiator, laminate flooring.

## Bedroom One

Double glazed floor to ceiling window to the front, radiator.

## En Suite

Fitted with walk in shower, w.c and wash hand basin, heated towel rail, laminate flooring.

## Bedroom Two

Double glazed floor to ceiling window to the front, radiator, cupboard housing the combination boiler.

## Bathroom

Fitted with bath, w.c and wash hand basin, heated towel rail, laminate flooring.

## Parking

An allocated parking space.

## Tenure and Charges

We have been advised by the seller that the property is leasehold What is the full term of the lease? 125 years from new

From (date) 125 years from 2019

Current amount of years remaining on the lease

119

Annual Ground Rent £ 150

Service and Maintenance Charges £ (include payment frequency)

~£260 quarterly

## Does the Service Charge Include

Water Rates No

Does the property your selling benefit from any outdoor space? Yes, Communal

Management Company Name and Address (If known)

Ground Solutions - Management

Epc - B

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



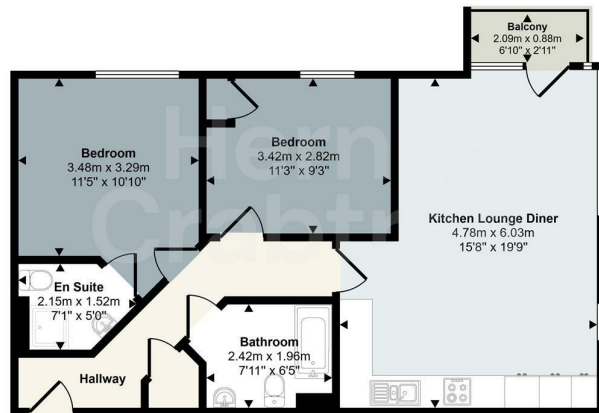
# Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

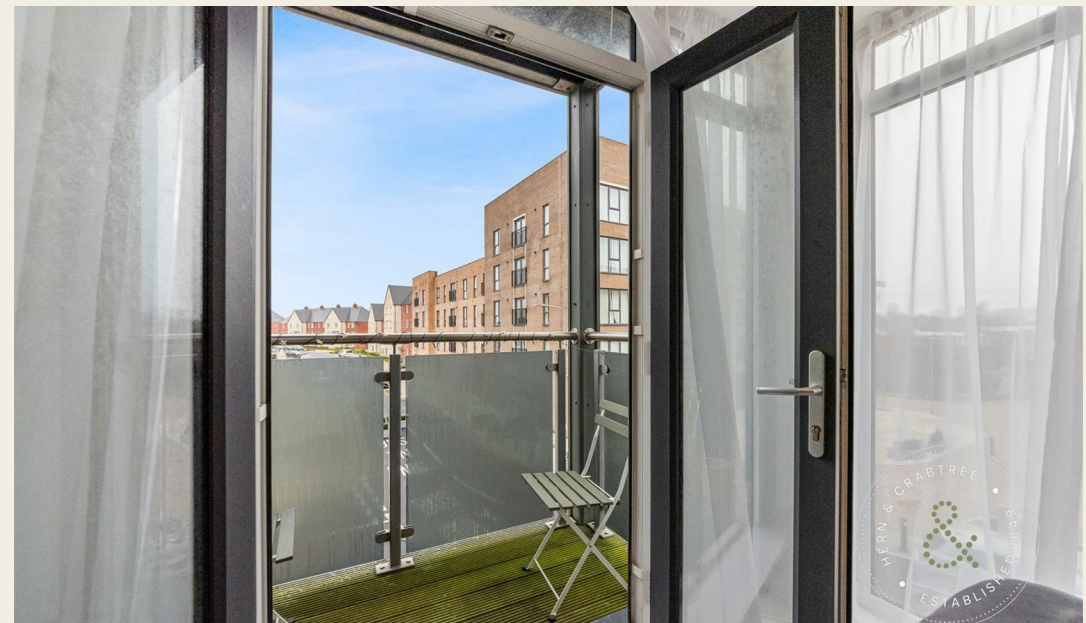


Approx Gross Internal Area  
66 sq m / 706 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Hern & Crabtree

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